



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,700	100	2,700	328,782
FGR	545	55	300	36,531
FOP	42	30	13	1,583
FOP	187	30	56	6,819
FST	15	55	8	974
TOTALS	3,489		3,077	374,690

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	948.00	SF	5.20	5.20	
3	0911	SCRN RM A	0	100	0	0	744.00	SF	17.50	17.50	
4	0861	POOL GUNIT	0	100	0	0	240.00	SF	85.00	85.00	
5	0855	CONC PAVER	0	100	0	0	504.00	SF	10.00	10.00	
6	0462	ST/AL FNC	0	100	0	0	840.00	SF	10.00	10.00	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,077	105.8920	132.36	407,272	2007	2007	0	0	8.00	92.00
1 SNGL FAM - 100% - 2020 Heated Area: 2700 HX Base Yr 2020											
95067 POPLAR WAY, FERNANDINA BEACH											

TOTAL OB/XF											
35,698											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		374,690	
TOTAL MARKET OB/XF VALUE		35,698	
TOTAL LAND VALUE - MARKET		148,500	
TOTAL MARKET VALUE		558,888	
SOH/AGL Deduction		235,088	
ASSESSED VALUE		323,800	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		273,800	
TOTAL JUST VALUE		558,888	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		570,681	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23197	XFOB	56,881	01/01/2010
B0922971	SWIM POOL	36,500	10/01/2009
B21999	ADDITION	1,550	10/01/2008
M13171	MECH OTHER	0	08/01/2007
E19718	ELEC OTHER	0	07/01/2007
C20075	CO ISSUED	0	06/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2270/0516	4/22/2019	WD	Q	I	01	327,000	
GRANTOR: GIGGY TODD C							
GRANTEE: TOY DAVID L							
1865/0420	6/29/2013	QC	U	I	11	100	
GRANTOR: GIGGY TODD C & DANIKA							
GRANTEE: GIGGY TODD C							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W22 FOP=[YR=2007] W16 D3 R3 S11 E13 N14 \$ S14 W13 N11 U3 L3 W9 D3 L3 S67 E15 N1 FOP=[YR=2007] E7 FGR=[YR=2007] S1 E28 N17 FST=[YR=2007] N3 W5 S3 E5 \$ W5 N3 W23 S19 \$ N6 W7 S6 \$ N6 E7 N13 E28 N50 \$.											